

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Hazelwood Inventory Number: BA-3261
Address: 5517 Lexington Road City: Woodlawn Zip Code: 21207
County: Baltimore USGS Topographic Map: Baltimore West
Owner: Wally and Mary Owings Is the property being evaluated a district? ☐ yes
Tax Parcel Number: 17 Tax Map Number: 95 Tax Account ID Number: 01-15-810140
Proposed Site of Acquisition for Social Security
Project: Administration Facility Agency: General Services Administration
Site visit by MHT Staff: ☐ no ☐ yes Name: _____ Date: _____
Is the property located within a historic district? ☐ yes ☒ no

If the property is within a district

District Inventory Number: _____

NR-listed district ☐ yes Eligible district ☐ yes District Name: _____

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ☐ yes ☒ no

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Hazelwood is located on the south side of Lexington Road, at its intersection with Colonial Road, and consists of a ca. 1804 wood-frame vernacular house and two modern sheds. The house is two-and-one-half stories and is clad in horizontal wood siding. The stone foundation is covered on the exterior by poured-in-place concrete. The house has a gable roof with paired interior ridge brick chimneys and three gabled dormers on each side. The house originally had a flat roof with a flat-roofed attic. Porches have been added onto the front and rear elevations of the house, and the east elevation includes a lean-to addition. The front (north) elevation features full-height, divided-light windows on the first floor. All other windows are replacement six-over-one vinyl units. Refer to MIHP form BA-3261 for a full description of the property.

The records of the Maryland Department of Assessments and Taxation list the date of construction of Hazelwood as 1804. Land records could only be traced back as far as 1837, the year in which Edward D. Freeman inherited the property from Eleanor Dorsey (Baltimore County Courthouse Will Book 17:49). However, an 1843 deed indicates that buildings already stood on the property that contained 51.5 acres "more or less together with the buildings and improvements thereon erected" (Baltimore County Courthouse Deed Book 326:325). A frame mill was adjacent to Hazelwood, as the deed stipulates that its proprietors had "the right to the water flowing in Dead Run for the use of the said mill" and the two head races to the mill were made by William H. Freeman (Baltimore County Courthouse Deed Book 326:325).

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: _____


Reviewer, Office of Preservation Services

9/22/2010
Date

NA
Reviewer, NR Program

Date

20100396d

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**Continuation Sheet No. 1

No historical information was found on Edward D. Freeman. Presumably he was an heir of William H. Freeman, the founder of nearby Franklinton and owner of the adjacent property called Arlington. Edward D. Freeman owned the Hazelwood property until 1883, when he and his wife, Georgia, sold it and a second parcel (85.5 acres) to Levi Z. Condon on March 19 for \$29,000 (Baltimore County Courthouse Deed Book 134:255). It was during Condon's tenure of ownership that Hazelwood served as a private school for girls (Woodlawn History Committee 1977). No information about the school was found. Levi Condon owned the property until May 1, 1908, when they sold the property to John and Irene Watson (Baltimore County Courthouse Deed Book 328:154). On that same day, the Watsons sold the land to the Colonial Park Estates (Baltimore County Courthouse Deed Book 328:151). Less than a year later, on May 1, 1909, Benjamin Fleagle purchased Lots 5, 6, 24, and 15 in Section O from Colonial Park Estates for \$4,600 (Baltimore County Courthouse Deed Book 340:71).

The subject house stands on Section O, Lot 5 of Colonial Park Estates. Lot 6 is adjacent to the east, and Lots 14 and 15 adjoin the rear of Lots 5 and 6. Each lot measures 150 feet wide by 200 feet deep (A. Bouldin and Company 1908). Combined, the four lots included 2.75 acres. The deed for the sale does not mention the existing house on Lot 5. Refer to MIHP form BA-3261 for further information on Colonial Park Estates.

The Fleagle family owned the parcels until 1946 (Baltimore County Courthouse Deed Books 520:254 and 1491:170). Subsequently, the property had two different owners, Earl F. Sipes and the Weisenborns, until February 1, 1963, when the current owners, Wallace J. and Mary R. Owings purchased the property (Baltimore County Courthouse Deed Books 1680:495 and 4105:81). In a history of Woodlawn, the Owings indicated that while doing some repairs and maintenance on the house, they found the house was built of hand-hewn timbers with peg connections, and the spaces between the wall studs were filled in with brick (Woodlawn History Committee 1977). The foundation of the house consists of stone walls three to four feet thick (Owings, personal communication, July 12, 2010). The house originally had seven fireplaces: two in the basement (cellar), three on the first floor, and two on the second floor. A springhouse used to be behind the house (Woodlawn History Committee 1977). Mr. Owings has found Civil War artifacts in the yard (Owings, personal communication, July 12, 2010).

Hazelwood does not meet the NRHP Criteria for Evaluation, and therefore, is recommended not eligible for listing on the NRHP. The house does not have any significant historical or architectural associations to meet the eligibility requirements under Criteria A, B, C, or D. No information was uncovered on the use of the house as a private girls' school so the property has no known significant association with local or state history of education (Criterion A). If Hazelwood was originally a farm estate, no outbuildings survive to demonstrate this historical association (Criterion A). No information was found on the life of Edward D. Freeman, the property's earliest known owner, or the subsequent owners; therefore, the house is not associated with a person or persons who made important contributions to history (Criterion B). The dwelling does not embody the distinctive characteristics of type, period, or method of construction, nor is it the work of a master. Hazelwood lacks the potential to yield information important in history because it does not exhibit unique materials or features that would provide important information on design techniques or methods of construction of an early-nineteenth century house (Criterion D). Finally, as described and demonstrated in the Section 7 Description, the massing, form, and materials of the house have been so substantially altered by additions and replacement of historical materials with non-historical ones that it no longer resembles an early-nineteenth century residence. In other words, the residence no longer conveys its historic identity.

Prepared by: Lori ThursbyDate Prepared: July 28, 2010

BIBLIOGRAPHY

A. Bouldin and Company. 1908. Colonial Park Estates Plat Map. Available on-line from the Maryland State Archives at www.plats.net. 15 May.

Baltimore County Courthouse Deed and Will Books.

Woodlawn History Committee. 1977. *Woodlawn, Franklinton, and Hebbville*. Woodlawn Recreation and Parks Council, Baltimore, MD.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-3261

1. Name of Property (indicate preferred name)

historic Hazelwood
other Owings, Wallace and Mary, House (current)

2. Location

street and number 5517 Lexington Road not for publication
city, town Woodlawn vicinity
county Baltimore

3. Owner of Property (give names and mailing addresses of all owners)

name Wallace and Mary Owings
street and number 5517 Lexington Road telephone
city, town Woodlawn state MD zip code 21207

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 4105 folio 81
city, town Woodlawn tax map 95 tax parcel 17 tax ID number 01-15-810140

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	1
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	2
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	1
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	2
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	Total
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	
				Number of Contributing Resources previously listed in the Inventory
				0

7. Description

Inventory No. BA-3261

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Summary

Located at the intersection of Lexington and Colonial Roads, Hazelwood is a two-and-one-half-story, wood-frame vernacular house that has been substantially altered. Built in the early nineteenth century, the house has replacement windows and doors, front and rear porch additions, and has been enlarged with a side lean-to and gabled attic story. The property includes two modern prefabricated sheds.

Physical Description

Hazelwood is a two-and-one-half-story, wood-frame vernacular house that was built in the early nineteenth century. The house is four bays wide and four bays deep and is clad in horizontal wood siding. The original stone foundation is covered on the exterior by poured-in-place concrete below a brick water table. The house faces north towards Lexington Road, and terminates in a front-gable roof with three gabled dormers piercing the east and west slopes. The roofs of the house and dormers, as well as those for a front porch, a rear porch, and a one-story lean-to on the east elevation, are clad in asphalt shingles. Large paired interior ridge brick chimneys are centrally located on the roof, and a metal stove pipe is between the first and second dormer on the northeast end of the roof.

Two cut granite steps lead up to the house from Lexington Road over a walkway laid with octagonal pavers. The north façade features a full-width half-hipped roof porch that is clad in asphalt shingles. This porch was added by the Owings family during renovations of the house (W. Owings personal communication, July 12, 2010). The ends of the porch wrap around each corner. Three wood steps with a decorative railing on each side lead up to the front porch. Another set of wood steps with a decorative handrail is at the west end of the porch. The porch has a wood floor resting on poured concrete supports that are spaced approximately 4 to 5 feet apart. Colonial Revival-style columns support a plain wood frieze and the porch roof, which has closed eaves. This elevation is pierced by a paneled and glazed wood door at the east end. The door is surrounded by a single inlaid wood panel on each side with a single window above each panel. The first floor features full-height divided-light windows topped with stained glass panes that were made for and installed by the Owings family (W. Owings personal communication, July 12, 2010). Each window is covered by an eight-pane, vinyl or aluminum storm window on the outside. There are three six-over-one, vinyl replacement windows in wood casings on the second story and two in the attic story.

The east elevation of the house features a one-story, lean-to addition built by the Owings family (W. Owings personal communication, July 12, 2010). The roof of the addition is pierced by two Plexiglas "bubble" skylights. A large chimney on the south end of the addition is clad in horizontal wood siding and topped with a metal cap and pipe. Four six-over-one, vinyl replacement windows in wood casings and one octagonal, nine-light window pierce the addition. The second story of this elevation is also pierced by four six-over-one, vinyl replacement windows in wood casings. The west elevation is pierced on both the first and second stories by six-over-one, vinyl replacement windows in wood casings. The gabled dormers on the east and west roof slopes, which are clad in horizontal wood siding, also have this type of window. Near the southwest end of the house is a poured concrete bulkhead basement entrance with a steel door.

The rear of the house (south elevation) has a one-story, front-gable porch that is supported by three Colonial Revival-style columns. The face of the gable is sheathed in horizontal wood siding. The porch itself is poured concrete. Under the roof of the porch is a nine-light glazed and paneled door and a pair of wood-frame French doors. A set of four concrete steps leads down to a poured concrete patio and the sloped back yard. Mr. Owings noted that the porch covers two underground storage tanks for heating oil (W. Owings personal communication, July 12, 2010). On the east side of the porch is a set of wood stairs, which lead up to an apartment in the house's attic; the attic apartment was constructed by the Owings family (W. Owings personal communication, July 12, 2010). The stairs consist of three flights with two landings and end at a small porch outside the attic entrance. The entrance to the apartment is a glazed and paneled wood door with a screen door. Next to the door is a six-over-one vinyl replacement window.

There are currently no historical outbuildings associated with the house. Two small, prefabricated wood sheds of recent age are located near the house, one on the east side at the edge of the woods and one near the driveway on the west side of the house. A

8. Significance

Inventory No. BA-3261

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates 1804

Architect/Builder Unknown

Construction dates 1804

Evaluation for:

☒ National Register

☒ Maryland Register

☐ not evaluated

Summary

Hazelwood comprises the former estate of Edward D. Freeman, who was probably an heir of William H. Freeman, the founder and planner of nearby Franklinton and owner of the adjacent property called Arlington. The house at Hazelwood was reportedly built in 1804, before Edward D. Freeman acquired the property in 1837. Two head races for a mill that stood adjacent to Hazelwood were built by William H. Freeman, so it is possible that the Hazelwood house was built by or once associated with William H. Freeman. Edward Freeman owned Hazelwood until 1883. In 1908, Hazelwood, which encompassed 51.5 acres, and the 118-acre Arlington were purchased by the Colonial Park Estates, a Baltimore company that laid out a 277-lot subdivision of the same name on these parcels. The Colonial Park Estates never grew into a residential suburb of Baltimore. The former Hazelwood house stands on one of the lots in Colonial Park. It has been owned by Wallace and Mary Owings since 1963. Hazelwood has been evaluated for eligibility for listing on the National Register of Historic Places and is recommended as not eligible.

Contextual Overview

The subject property is in an area of Woodlawn called Colonial Park, which was part of the land grants Ashman's Hope and Ashman's Hope Secured. George Ashman was granted Ashman's Hope in 1694. Ashman's Hope Secured was obtained more than a century later, in 1816 (Woodlawn History Committee 1977:7, 8). The early settlers of Baltimore County engaged in agriculture, primarily cultivating tobacco. Tobacco was a lucrative cash crop, but it depleted the soil rapidly. With the success of a few grist mills by the last quarter of the eighteenth century, however, the county's agriculture pursuits started to shift to wheat as the growing city of Baltimore and the West Indies provided dependable markets (Woodlawn History Committee 1977:9).

After the Revolutionary War, the milling industry in Baltimore County expanded substantially. Joining previously established grist mills were saw, cotton, paper, powder, and merchant mills. Near present-day Woodlawn, the Powhatan Cotton Mill was constructed on Gwynn Falls around 1809, the Pocahontas Mill, also a cotton mill, and associated dam were built upstream of Gwynn Falls a few years later, and the Franklin Paper Mill was erected downstream of Gwynn Falls, in what is now Dickeyville, in 1811 (Woodlawn History Committee 1977:11, 13, 15, 17).

One of the earliest roads in the area provided access to the Windsor Mill. Windsor Mill Road was established as early as 1727, and extended from the Windsor Mill on Gwynn Falls to present-day Garrison Boulevard (Woodlawn History Committee 1977:21). A number of privately owned turnpikes were established in Maryland throughout the nineteenth century as a result of state legislation that was passed in 1804 that encouraged private road building. Two turnpikes were built in the vicinity of the subject property. North of Colonial Park, Liberty Turnpike was established in the 1860s following the route of a late-eighteenth century road to Frederick via Libertytown. Just east of the subject property is the head of Franklin Pike, a four-mile-long road that was completed in the early 1830s. Franklin Pike, the present Franklinton Road, connected to the Calverton Turnpike near the village of Calverton (Woodlawn History Committee 1977:21).

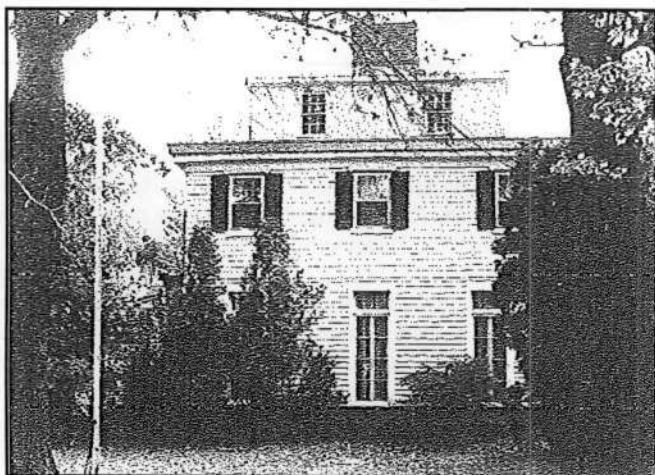
Maryland Historical Trust Maryland Inventory of Historic Properties Form

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former stone springhouse was located at the rear of the house, but is no longer standing. Below is a historical image of Hazelwood from *Woodlawn, Franklinton, and Hebbville* (Woodlawn History Committee 1977), which shows the house had a flat roof, a flat-roofed attic, and no porch.



Hazelwood in Colonial Park (photo date not recorded)
(Woodlawn History Committee 1977)

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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Number 8 Page 1

At the crossroads of Franklin Turnpike and the road to Dickeyville (present Forest Park Avenue) was the village of Franklin. In 1832, William H. Freeman, a prominent local politician and businessman, began to develop a planned community in Franklin. At the heart of Freeman's plan for the community, which he called Franklinton, was an oval-shaped wooded park surrounded by radiating wedge-shaped lots. He incorporated the Franklin House, a four-story, wood-frame inn he had built in 1824, and also built a stone grist mill between Franklin Turnpike and the Dead Run streambed. Other buildings in his development included an octagonal house over a spring and a stone market house. Residences consisted of I-houses and ornamental cottages. The town failed to grow beyond the core plan as a result of an economic panic in 1834 (Woodlawn History Committee 1977:15-17). Freeman's oval plan was unprecedented at the time. Franklinton itself provides an important example of an early-nineteenth century planned community (Maryland Historical Trust 2010).

West of Franklinton, Freeman established his own estate called Arlington. Arlington included a barn and slave quarters. The circa 1799 house burned down in the 1920s. Austin Sutch, president of Seaboard Engineering, bought Arlington in 1946 and reconstructed the house, renaming it January Hill (Woodlawn History Committee 1977).

Next to Arlington was Hazelwood, the estate of Edward D. Freeman, presumably an heir of William H. Freeman. An 1857 map of Baltimore County shows both William Freeman's Arlington and E. D. Freeman's Hazelwood (Taylor 1857). An 1877 map indicates Arlington encompassed approximately 118 acres and Hazelwood included 50 acres (Hopkins 1877). Edward Freeman owned both Arlington and Hazelwood until 1883 (Baltimore County Courthouse Deed Book 134:255). Reportedly, the slave quarter for Arlington was besides Hazelwood (Woodlawn History Committee 1977).

In 1908, the land encompassing Arlington and Hazelwood formed the majority of the Colonial Park Estates subdivision. A Baltimore corporation of the same name platted the subdivision in 1908. The development spanned a semicircular area on the south side of Franklin Turnpike (now a portion of Dogwood Road) with a curvilinear road called Mt. Vernon Drive along the perimeter arc. A couple of other curvilinear roads branched off of Mt. Vernon Drive, but a grid of streets dissected the rest of the subdivision. Colonial Park Estates comprised 19 sections ranging with three to 22 lots in each section for a total of 278 lots. Two of the lots, however, were already occupied by buildings: an unknown building on the south side of the subdivision, and the subject house. Dwellings built in the subdivision would be connected to an underground sewerage system, and Colonial Park Estates planned to erect electric, telegraph, and telephone lines (A. Bouldin and Company 1908; Baltimore County Courthouse Deed Book 340:262). Little of the area, however, was developed. Only a few houses and some segments of a few of the development's roads were built. This area, however, is still called Colonial Park.

Although Colonial Park Estates did not fully develop, the surrounding communities of Woodlawn and Catonsville were transformed from rural villages into Baltimore suburbs by the middle of the twentieth century. These communities included new single-family subdivisions and apartment complexes as well as shopping centers, offices, and businesses. One of the largest employers in Baltimore County is the Social Security Administration (SSA), which established an operations center in Woodlawn beginning in 1957. Between 1955 and 1957, the Federal government purchased 81 acres of land from a former farm just west of Colonial Park and erected an operations building for SSA. Soon after, 250 additional acres in Woodlawn, including 110 acres of Colonial Park, were acquired to enlarge the SSA complex. By 1973, the SSA included three additional buildings and an annex to the original operations building (Woodlawn History Committee 1977:94-95).

Resource History

The records of the Maryland Department of Assessments and Taxation list the date of construction of Hazelwood as 1804. Land records could only be traced back as far as 1837, the year in which Edward D. Freeman inherited the property from Eleanor Dorsey (Baltimore County Courthouse Will Book 17:49). However, an 1843 deed indicates that buildings already

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Name
Continuation Sheet

Number 8 Page 2

stood on the property that contained 51.5 acres "more or less together with the buildings and improvements thereon erected" (Baltimore County Courthouse Deed Book 326:325). A frame mill was adjacent to Hazelwood, as the deed stipulates that its proprietors had "the right to the water flowing in Dead Run for the use of the said mill" and the two head races to the mill were made by William H. Freeman (Baltimore County Courthouse Deed Book 326:325).

No historical information was found on Edward D. Freeman. Presumably he was an heir of William H. Freeman, the founder of nearby Franklinton and owner of the adjacent property called Arlington. Edward D. Freeman owned the Hazelwood property until 1883, when he and his wife, Georgia, sold it and a second parcel (85.5 acres) to Levi Z. Condon on March 19 for \$29,000 (Baltimore County Courthouse Deed Book 134:255). It was during Condon's tenure of ownership that Hazelwood served as a private school for girls (Woodlawn History Committee 1977:47). No information about the school was found. Levi Condon owned the property until May 1, 1908, when they sold the property to John and Irene Watson (Baltimore County Courthouse Deed Book 328:154). On that same day, the Watsons sold the land to the Colonial Park Estates (Baltimore County Courthouse Deed Book 328:151). Less than a year later, on May 1, 1909, Benjamin Fleagle purchased Lots 5, 6, 24, and 15 in Section O from Colonial Park Estates for \$4,600 (Baltimore County Courthouse Deed Book 340:71).

The subject house stands on Section O, Lot 5 of Colonial Park Estates. Lot 6 is adjacent to the east, and Lots 14 and 15 adjoin the rear of Lots 5 and 6. Each lot measures 150 feet wide by 200 feet deep (A. Bouldin and Company 1908). Combined, the four lots included 2.75 acres. The deed for the sale does not mention the existing house on Lot 5. The deed does include, however, 13 restrictive covenants. These include Colonial Park Estates restricting the sale, lease, or transfer of the land and any buildings on the land to "any negro or person of negro descent." However, occupancy by a negro servant or employee of the owner was allowed. Interestingly, this covenant was tenth on the list of the 13. Other covenants pertained to the construction of dwellings. The deed specifies that "not more than one dwelling house shall be erected on sixty front feet of land and said dwelling house shall be separated from any other dwelling a distance of at least twenty-five feet." Since each lot measures 150 feet wide, two dwellings could be built on Lot 6, 14, and 15. The cost and height of the dwellings was also stipulated: "No dwelling house consisting of less than two full stories, which costs less than \$2,500, and no dwelling house consisting of two full stories or more, which costs less than thirty-five hundred dollars shall be erected upon the aforementioned lot..." The house would have to be built at least 50 feet back from the front property line. Restrictions on an outbuilding (or outbuildings) included placing it 100 feet or more from the main road and 25 feet or more from any other road and making it at least 15 feet long on each side.

The Fleagle family owned the parcels until 1946 (Baltimore County Courthouse Deed Books 520:254 and 1491:170). Subsequently, the property had two different owners, Earl F. Sipes and the Weisenborns, until February 1, 1963, when the current owners, Wallace J. and Mary R. Owings purchased the property (Baltimore County Courthouse Deed Books 1680:495 and 4105:81). In a history of Woodlawn, the Owings indicated that while doing some repairs and maintenance on the house, they found the house was built of hand-hewn timbers with peg connections, and the spaces between the wall studs were filled in with brick (Woodlawn History Committee 1977). The foundation of the house consists of stone walls three to four feet thick (Owings, personal communication, July 12, 2010). The house originally had seven fireplaces: two in the basement (cellar), three on the first floor, and two on the second floor. A springhouse used to be behind the house (Woodlawn History Committee 1977). Mr. Owings has found Civil War artifacts in the yard (Owings, personal communication, July 12, 2010).

Data Analysis

Hazelwood does not meet the NRHP Criteria for Evaluation, and therefore, is recommended not eligible for listing on the NRHP. The house does not have any significant historical or architectural associations to meet the eligibility requirements under Criteria A, B, C, or D. No information was uncovered on the use of the house as a private girls' school so the property

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Name
Continuation Sheet

Number 8 Page 3

has no known significant association with local or state history of education (Criterion A). If Hazelwood was originally a farm estate, no outbuildings survive to demonstrate this historical association (Criterion A). No information was found on the life of Edward D. Freeman, the property's earliest known owner, or the subsequent owners; therefore, the house is not associated with a person or persons who made important contributions to history (Criterion B). The dwelling does not embody the distinctive characteristics of type, period, or method of construction, nor is it the work of a master. Hazelwood lacks the potential to yield information important in history because it does not exhibit unique materials or features that would provide important information on design techniques or methods of construction of an early-nineteenth century house (Criterion D). Finally, as described and demonstrated in the Section 7 Description, the massing, form, and materials of the house have been so substantially altered by additions and replacement of historical materials with non-historical ones that it no longer resembles an early-nineteenth century residence. In other words, the residence no longer conveys its historic identity.

9. Major Bibliographical References

Inventory No. BA-3261

Refer to continuation sheet.

10. Geographical Data

Acreage of surveyed property 2.75
Acreage of historical setting 51.5
Quadrangle name Baltimore West

Quadrangle scale: 1:1,312 ft

Verbal boundary description and justification

The boundary of the property corresponds to the legal limits of Section O, Lots 5, 6, 14, and 15 in the Colonial Park Estates. Combined, the said parcels are 300 feet wide and 400 feet deep.

11. Form Prepared by

name/title	Lori Thursby/Senior Architectural Historian and Kimberly Sebestyen/Archaeologist and Historian		
organization	TEC Inc.	date	July 28, 2010
street & number	18 S. George St, Suite 400	telephone	(717) 848-8850
city or town	York	state	PA

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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A. Bouldin and Company. 1908. Colonial Park Estates Plat Map. Available on-line from the Maryland State Archives at www.plats.net. 15 May.

Baltimore County Courthouse Deed and Will Books.

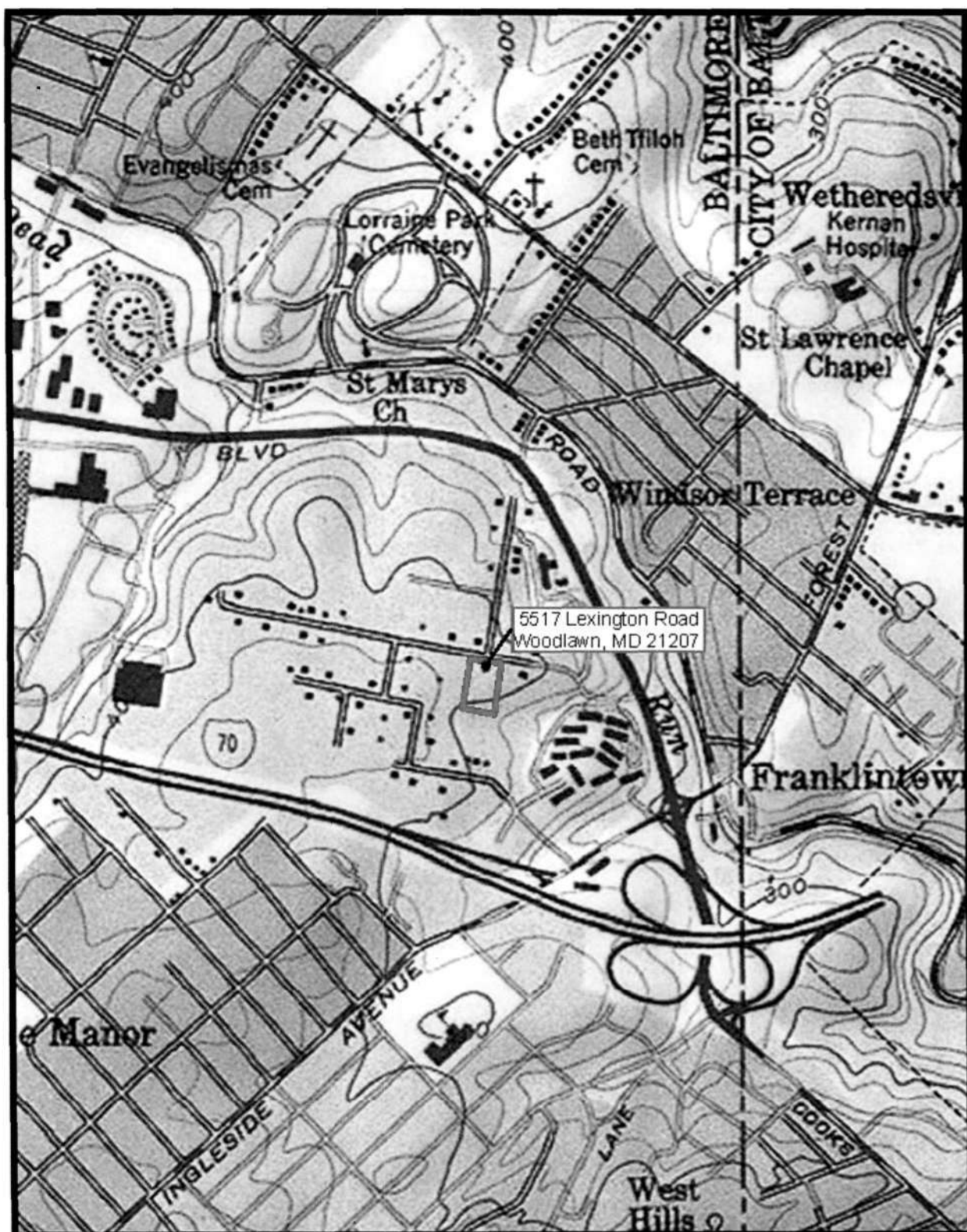
Hopkins, G. M. 1877. *Atlas of Baltimore Environs*. Vol. II. G. M. Hopkins, Philadelphia.

Maryland Historical Trust. 2010. National Register Listings in Maryland: Franklinton Historic District. Available on-line at: <http://mht.maryland.gov/nr/index.html>. Accessed 21 July.

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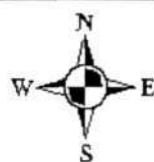
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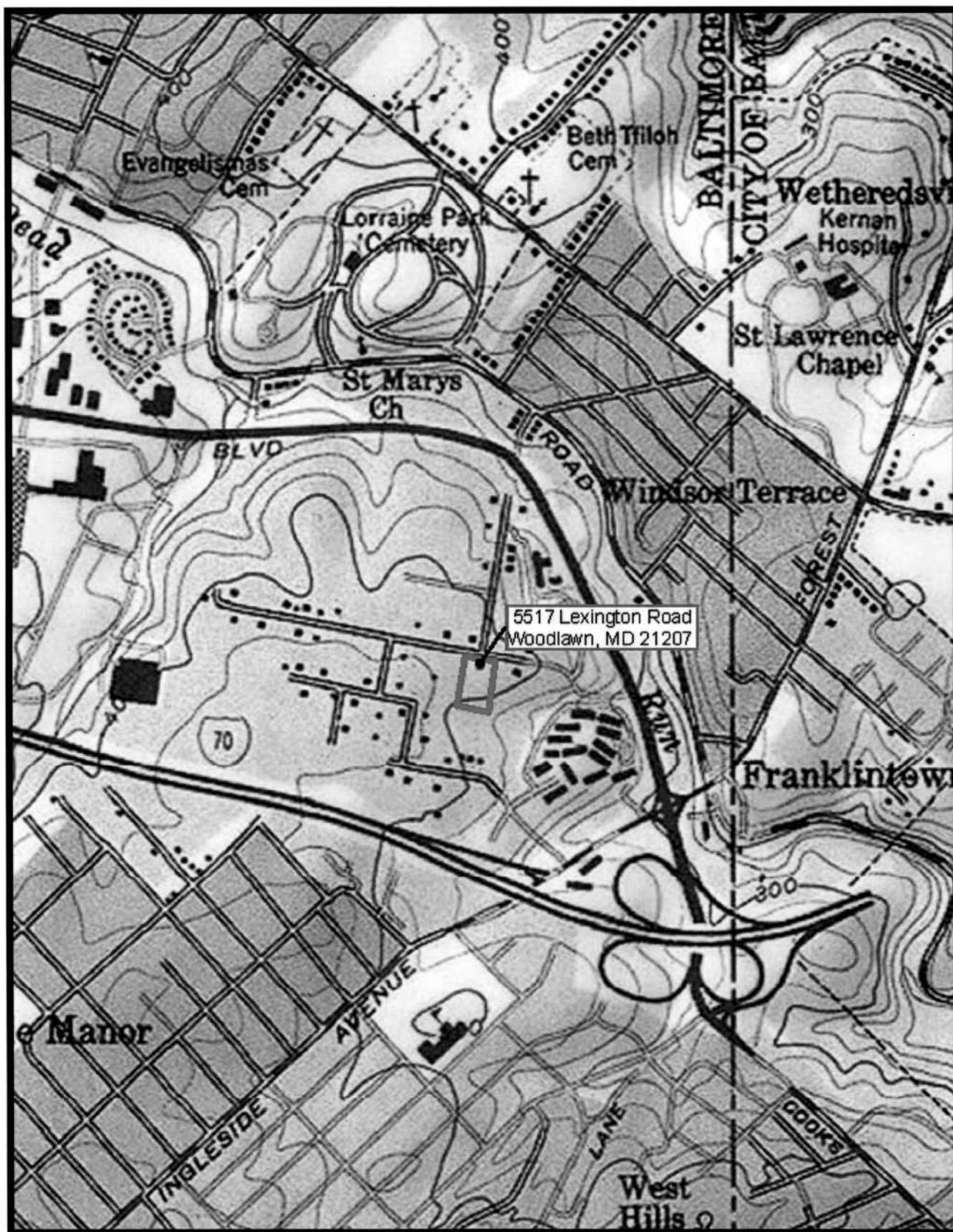


Source: US Geological Service, Portion of Baltimore West Quadrangle, 1974

Property Boundary

0 460 920 1,840 2,760 3,680
Feet





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Property Boundary

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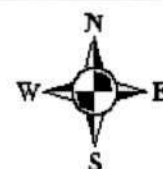


PHOTO INDEX

Photo 1 of 5 House, north and east elevation, facing southwest
Photo 2 of 5 House, west and north elevations, facing southeast
Photo 3 of 5 House, east elevation, facing west
Photo 4 of 5 House, south elevation, facing north
Photo 5 of 5 Shed, facing west



MIHP # BA-3261

Hazelwood

Baltimore County, MD

Kimberly Sebestyen

July 12, 2010

0-154106N-154106-R01-006U-

House, north and east elevations, facing SW

1/5



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House, west and north elevations, facing SE

2/5



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Baltimore County, MD

Kimberly Sebestyen

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House, east elevation, facing west

3/5



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0-154106N-154106-R01-002U-

House, south elevation, facing north

4/5



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Baltimore County, MD

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0-154106N-154106-R01-004U-

Shed, facing east

5/5